

HB 5520

March 19, 2010

Sen. Slossberg, Rep Spallone, SenMcLachlan, Rep. Hetherington and members of the GAE committee I am Joseph Sullo a member of 1454 East Street, LLC, and I am here to talk about Section 2 on HB 5520. This is a small piece of land (.16 acres) owned by the Trustees of the CT University System.

It is completely separated from the campus of CCSU by the parcel I own.

In order to make the highest and best use of the parcel (1454 East Street) I would like to either purchase the .16 acres or obtain an easement to allow parking for an additional 17 cars. On the map attached to this statement the .16 acres is outlined and colored in yellow while the space required for the additional parking is colored pink. Whether I am able to purchase the little piece or obtain the easement CCSU would still be able to use the bulk of the .16 acres for a sign or other use they might have for it.

With the addition of the 17 parking spots I would be able to place a CVS on the parcel. The CVS building would be larger then the other potential uses and requires the additional parking under the City of New Britain code. Without the easement I could construct a fast food restaurant or a convenience store. These uses might not be what the neighbor needs and would produce less tax revenue for the City.

I am more then willing to negotiate a fair price for the purchase or easement, will maintain the .16 acres so the university does not have to worry about it and will allow them use of the parcel.

I would like to make a change to the language of the bill if the case of an easement. I would like to add the following

"The above referenced easement shall be an exclusive, perpetual easement running with the land in favor of the grantee to pass and repass over the easement area and to use the easement area for parking, landscaping and signage, subject only to the rights of the state reserved in section (b) below. The grantee shall have the right to pave and landscape the easement area and make other nonstructural improvements thereto."

Thank you for your consideration and I will be happy to answer any questions you have.

March 11, 2010

Senator Gayle Slossberg, Chair
Government Administration and Election Committee
Room 2200, Legislative Office Building
Hartford, CT 06106

Dear Senator Slossberg:

I write in support of 1454 East Street LLC's ("the owner") efforts to develop the property owned at 1454 East Street in New Britain.

Current development plans call for construction of a CVS Pharmacy. In order to meet the necessary zoning and building requirements, the owner will need to purchase or be granted an easement across a small area of corner property currently used by Central Connecticut State University (CCSU) and owned by the State of Connecticut.

In these current difficult economic times, distressed communities such as New Britain need to work with property owners to not only increase our Grand Lists, but ensure that a proposed developer is responsible and their plans are the highest and best use of the property in question. Having been briefed on their plans, I am assured that the owner has those good intentions for this property. In addition, the proposed development would leave ample room for usage by CCSU.

I would ask that the Government Administration and Election Committee take the above into consideration when debating the 2010 Conveyance Bill as this development will benefit the residents and taxpayers of the City of New Britain.

Sincerely,

Timothy T. Stewart
Mayor, City of New Britain

PROPOSED
FULL ACCESS
DRIVEWAY.
PERMIT FROM
TOWN

*Willing
to Purchase
Easement
Needed*

EXISTING
SIGNAL

WELLS STREET

ROUTE 9 - ON RAMP

EAST STREET ROUTE 175

PROPOSED CVS
OL TYPE B 12850 LEFT SDT
12,250 SF
1 STORY
FEE #1064-

PROPOSED
FULL ACCESS
DRIVEWAY.
PERMIT FROM
TOWN

DO NOT ENTER

PAUL J. MANAFORT DRIVE

EXISTING
SIGNAL

SCALE IN FEET
30 0 30 60

1 DRIVEWAY

2 SECONDARY

3 WALL OFF

4 MOVED AND